

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	October 1, 2012		
Project Name:	2012 Renton Municipal Code Title IV Docket, Group 8		
Owner:	N/A		
Applicant:	City of Renton		
Contact:	Chip Vincent, CED Administrator/Planning Director, City of Renton		
File Number:	LUA12-082, ECF		
Project Manager:	Chip Vincent, CED Administrator/Planning Director		
Project Summary:	2012 Renton Municipal Code Title IV Docket - Group 8 includes the following items, specifically: D-72: Footnotes Clean Up, D-78: Planning Near Pipelines, D-80: Street Lighting Manual, D-81: Undergrounding Ordinance, D-82: Vesting, D-83: Variance Decision Criteria, D-84: Water Class Map, D-85: Overlay Map, D-86: Hearing Examiner Rules and Procedures, D-87: Ham Radio Conditional Use Permit, D-89: Administrative Code Interpretations, D-90: King County Transfer of Development Rights and Interlocal Agreements, D-91: Accessory Dwelling Units Review, D-92: Hotel in the Commercial Office, D-93: Redevelopment and Existing Structures, and D-94: Technical Amendments.		
Project Location:	Citywide for all items.		
Exist. Bldg. Area SF:	N/A	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A
Site Area:	N/A	Total Building Area GSF:	N/A
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).		

PART ONE: PROJECT DESCRIPTION / BACKGROUND

1. #D-72: Footnotes Clean Up: Amend footnotes associated with the Zoning Use Table to delete unused footnotes, correct erroneous references, and reduce the number of footnotes while making the regulations more concise and user-friendly.
2. #D-78: Planning Near Pipelines: Include a new section of code to require a notice to be recorded on title alerting property owners that hazardous liquid and gas pipelines are located in the vicinity. This would apply to properties seeking land use or environmental permits for projects with large concentrations of people that are within 500 feet of such pipelines and 50 feet for single family residences.
3. #D-80: Street Lighting Manual: Update the City of Renton's Street Lighting Manual for residential and non-residential development.
4. #D-81: Undergrounding Ordinance: Update code to be consistent with current application and to remove unnecessary language.
5. #D-82: Vesting: Update vesting standards as it relates to current state law and case law, consolidate vesting regulations into one section of Title IV, and clearly identify what sections of Title IV are "development standards" subject to vesting and what sections are not development standards, and therefore are not subject to vesting law.
6. #D-83: Variance Decision Criteria: The existing code establishes an extremely high standard of review for variances. Consider lowering the standard of review to allow the City greater flexibility with respect to variance requests.
7. #D-84: Water Class Map: Amend Title IV Figure 4-3-050Q4 Water Class Map and replace the Water Class Map with a new map. Since Class 1 waters are regulated by the Shoreline Management Act and the City Shoreline Master Program, the new map will only show waters that are identified and regulated as Classes 2 to 4 waters/streams.
8. #D-85: Overlay Map: Amend Title IV to clear up conflicts and overlaps created by the adoption of various sections of code and maps overtime. Eliminate and reduce conflicting maps, amend the zoning overlay definitions to remove overlapping and conflicting overlay districts, and adopt new maps reflecting the redefined overlay districts: Zoning Districts (4-2-080A, B & F), Overlay Districts (4-3-100), Automall (4-3-040B & G), and Urban Design Districts (4-3-100).
9. #D-86: Hearing Examiner Rules and Procedures: Consider powers of the Hearing Examiner, the nature of proceedings, common features and format of hearings, and content of the record. This is needed as guidance for staff, applicants, appellants, and the public to provide meaningful public input. This docket item was requested by the Hearing Examiner in order to provide Hearing Examiner Rules and Procedures within the Code, where currently none exist.
10. #D-87: Ham Radio Conditional Use Permit: Amend Title IV relative to the review process necessary for ham radio antennas to vary from standard residential zone height limits. The proposal would require only one permit (CUP) instead of two today.
11. #D-89: Administrative Code Interpretations: Amend Title IV based on recent administrative code interpretations. These decisions have already taken effect. This amendment process is part of the annual process by which the print version of the code is to be updated based on such decisions. Each interpretation has a public appeal period and is supplied with a background, justification, decision, and recommended code amendment. New code interpretations to add to the municipal code are: CI-31, Temporary Use Permit Extensions; CI-30, Applicable to calculation of residential density for projects with multiple zoning classifications when proposed as part of a Planned Urban Development; CI-28, Closed Record

Appeals to City Council; CI-27, Clarification of conditions necessary for “drive-in/drive-through, retail” uses such as coffee stands to be allowed as “accessory uses” in the IL, IM, IH, CN, and CA Zones; CI-25, Permissibility of adding macro and mini facility antennas to existing conforming wireless support structures as an outright permitted use; CI-24, Permissible zones for limousine service; CI-23, Clarification of the expiration period for the Hawk’s Landing Master Site Plan approved by the Hearing Examiner on September 10, 2009. City File number LUA09-060, ECF, SA-M, SA-H; CI-22, Requirement for Submittal of a Floodplain Habitat Assessment (also known as a “Biological Assessment” or “Critical Areas Study”) and Mitigation Report for projects located within the floodplain that is consistent with the FEMA 2010 Floodplain Habitat Assessment and Mitigation Regional Guidance); CI-21, Clarification of sign allowances for existing legally non-conforming businesses that are located within residential zones.

12. #D-90: King County Transfer of Development Rights and Interlocal Agreements: Pursue policy and regulatory changes that would limit the authority of King County to utilize TDRs within the City’s PAA when inconsistent with the City’s planning and zoning for the area.
13. #D-91: Accessory Dwelling Units Review: Review Accessory Dwelling Units (ADUs) standards with examples of ADUs built since code changes allowing them. Amend code to limit size of ADU’s by maximum square footage and percentage of primary unit, as well as maximum lot coverage.
14. #D-92: Hotel in the Commercial Office: Remove the footnote that restricts hotels in the CO zone if the site is located in the Employment Area Valley land use designation.
15. #D-93: Redevelopment and Existing Structures: Requires existing structures in the R-10 and R-14 zones to meet the Residential Design Guidelines if they are included as part of a new development. Includes a handful of changes to the Residential Design Guidelines standards for clarification and consistency of application.
16. #D-94: Technical Amendments: Improve consistency in the code, tie up loose-ends of other code amendments, ensure compliance with state law, and make other superficial changes. These changes do not reflect any changes in policy or procedure. This is a collection of 11 separate items that include: clean-up of refund provisions for land use fees; consistent use of the terms "adjacent" and "abutting"; provisions for mobile and manufactured homes consistent with state law; use of a consistent term to define CED authority; definitions of construction and demolition waste consistent with state law; codification of doggy daycare rules from an administrative interpretation; clean-up of the application of design guidelines for site plan review; clarification of appeal provisions for major plat amendments; allowing planned urban development approvals to be extended with the underlying plat approval; clarifying the timing of appeals; clarifying when landscaping is installed for final plats.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

None.

C. Exhibits

No exhibits for this non-project action.

D. Environmental Impacts

There are no environmental impacts that are anticipated to occur in conjunction with the proposal.

E. Comments of Reviewing Departments

The proposal will be circulated to City Department Division Reviewers and appropriate agencies. All substantive comments will be provided to the Responsible Officials for their consideration and possible recommendation that the comments be incorporated as "Advisory Notes to Applicant."

Environmental Determination Appeal Process: Comments and appeals of the environmental determination must be filed in writing on or before 5:00 PM, October 19, 2012.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.